

## Connections in Every Site Plan

By incorporating Greenway principles into local planning processes, Dutchess County's diverse communities are reinforcing their individuality at the same time they are working toward common regional goals. Every planning choice becomes an opportunity to explore possibilities for creating and reinforcing connections among neighbors.

Local boards can initially assess the wider implications of each project by asking for basic information on the area around the site, such as aerial photographs and/or drawings of surrounding structures and natural features. **It is impossible to address relationships to the neighborhood or possible open space connections when the typical blueprints only show what is proposed within the confines of the property lines.**

So first, in a preliminary sketch plan session, look for potential site plan connections:

- **Design an open space system** for the site or subdivision (no matter how small), and integrate it with adjacent natural areas, trail corridors, or landscaping;
- **Protect special site features**, such as mature trees, rocky slopes, stone walls, and streams;
- **Reduce asphalt and limit traffic impacts** with reductions in lane widths, shared access drives and parking, and rear service road connections;
- **Emphasize alternatives to the automobile**, such as mixed use possibilities on or near the site, connections to sidewalk or trail systems, and bike or public transportation provisions; and
- **Reflect the architectural scale and details** of the best examples in the community, particularly any existing or nearby historic structures; reject standard anywhere architecture.

**Addressing site plan connections before the blueprint stage is critical to a successful review process.** For each rezoning, site plan, or subdivision choice is not only about that particular project; it can be seen as a piece of a long-term puzzle that helps assemble a more attractive and successful community and county.

### Alternative Development Patterns

**Suburban Sprawl -**  
Conventional subdivision on outlying farmland makes new residents almost completely reliant on cars.

**Connected Neighborhood -**  
The same number of homes on compact lots can be integrated into the village's existing street, sidewalk, and transit systems, reinforcing the existing mixed use center.

